

**Landowner Specific Narrative Summary  
Gary and Patricia Surber**

ATXI has been unsuccessful in obtaining an easement from Gary and Patricia Surber.

The Surbers own one tract at issue along the Pawnee to Pana segment of the Project in Sangamon County, Illinois, internally designated as ILRP\_PP\_SA\_012\_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Surbers or their representative on at least 68 occasions, including 5 emails, 14 in-person meetings, 2 letters, 26 phone calls, and 21 voicemails. The Surbers are member of the Dowson/Thoma group. The number of contacts per parcel is set forth in ATXI Exhibit 2.1.

ATXI and Mr. Surber have reached agreement regarding compensation and easement terms, however, the parties have not agreed on the pole locations.

Prior to their participation in the Dowson/Thoma group, ATXI presented Mr. and Ms. Surber with its initial offer on April 17, 2014. At that meeting, Mr. Surber stated he was not happy and did not want the line on his property. In August 2014, Mr. Surber provided a counteroffer based on an appraisal, which included ATXI's purchase of substation property, school purchases, and land outside of Sangamon County as comparables for Mr. Surber's property. ATXI has explained to Mr. Surber that the substation purchase is not considered a comparable sale, neither is land sold for schools, and that there are key differences between the comparables provided and his property.

ATXI provided Mr. Surber an updated appraisal and a corresponding increase in the per-acre offer. While Mr. Surber lowered his counter-offer slightly, the parties' position regarding the appropriate amount of compensation is vastly different.

On August 20, 2015, ATXI received notice that the Surbers would be a part of the Dowson/Thoma group. The Dowson/Thoma landowner group consists of approximately 27 different property owners, represented by Mr. Barry Hines. Mr. Hines' letter of representation

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indicated that he would be negotiating the terms, including language and compensation, on behalf of the group. Mr. Hines also informed ATXI that all communications about the easement documents and compensation should be made to him or the group spokesperson, Mr. Darrel Thoma. Mr. Thoma is the farm manager for the Dowson family's farming interests (whose property was the subject of another eminent domain proceeding, Docket 15-0390). ATXI and Mr. Hines negotiated a group settlement for compensation, easement language, and a Confidential Settlement Agreement (CSA) as an attempt to standardize the documents to use for each group member. ATXI has obtained a voluntary agreement from a majority of the group members, and the Surbers have agreed to compensation and easement terms.

In September 2015, the Surbers stated they would sign the easement agreement if ATXI would agree to their requested pole relocation. ATXI rejected the Surbers' pole relocation because it would create four sharp angles in a short span, and would result in a prohibitive cost increase.

Despite ATXI's efforts over a period of more than a year, the parties have not reached voluntary agreement due to issue of the location of the poles on the Surber property. ATXI will continue to negotiate with the Surbers to the extent they are willing to engage in negotiations with ATXI. However, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over this parcel.

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 5/19/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:

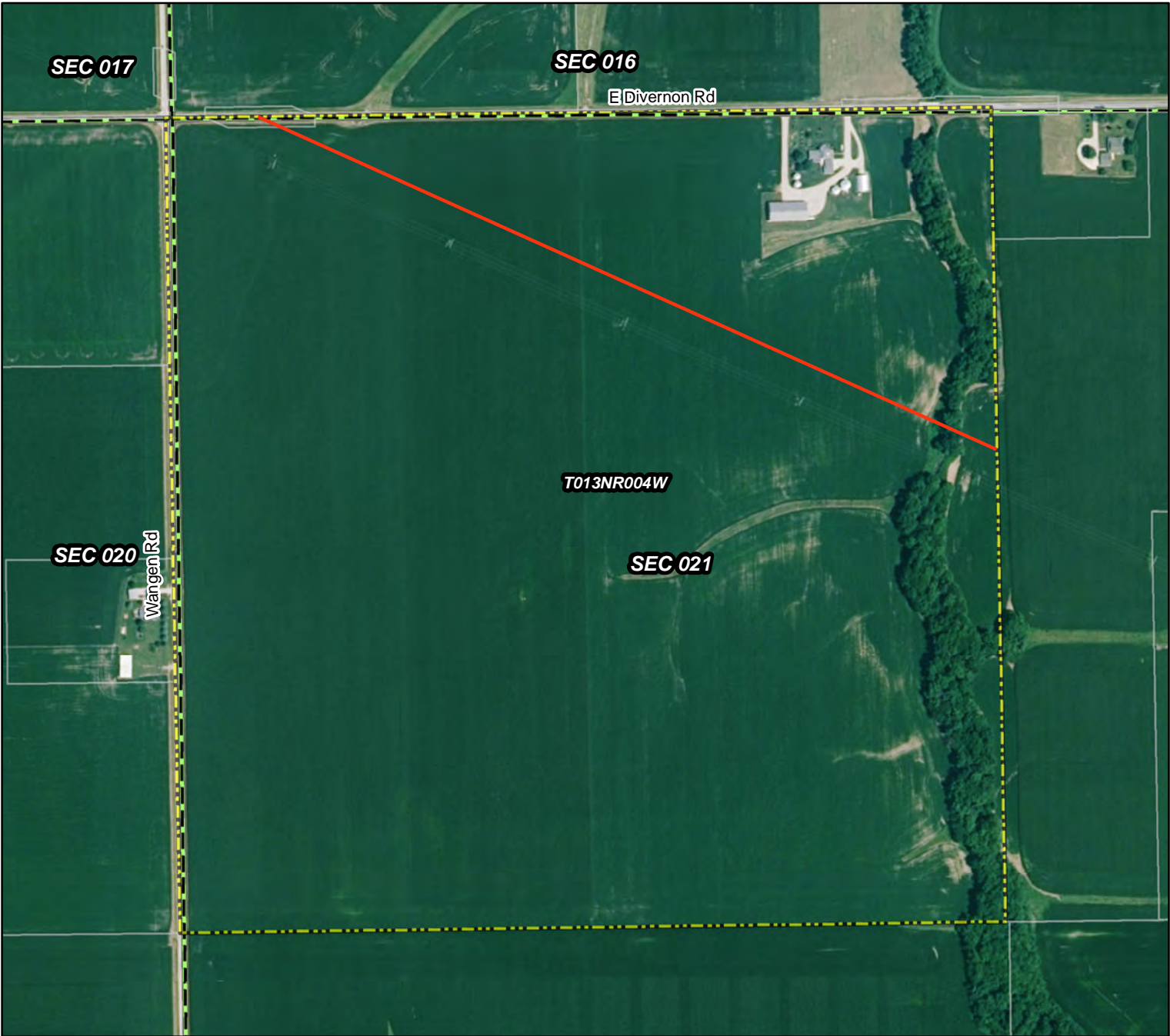
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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) HASSAN PARJAN ☒

Sangamon County, IL

Tax Id: 36210100003



Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Gary W. Surber

Tract No.:ILRP\_PP\_SA\_012

Date: 9/24/2015

EXHIBIT "A"

A 9.031 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 4 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO GARY W. SURBER AND PATRICIA A. SURBER, RECORDED IN DOCUMENT NO. 96-26564 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE NORTH LINE OF SAID NORTHWEST 1/4, FROM WHICH AN AXLE FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS SOUTH 89 DEGREES 11 MINUTES 32 SECONDS WEST, A DISTANCE OF 120.61 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1057104.82, E:2469675.38;

**THENCE** NORTH 89 DEGREES 11 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 351.45 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 65 DEGREES 45 MINUTES 41 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 2,427.67 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID NORTHWEST 1/4, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 BEARS NORTH 01 DEGREES 01 MINUTES 25 SECONDS WEST A DISTANCE OF 1,027.76 FEET;

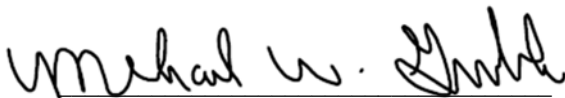
**THENCE** SOUTH 01 DEGREES 01 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 165.84 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 65 DEGREES 46 MINUTES 46 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 62.23 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 65 DEGREES 45 MINUTES 41 SECONDS WEST, A DISTANCE OF 2,490.35 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 65 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 264.28 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 393,372 SQUARE FEET OR 9.031 ACRES OF LAND, MORE OR LESS.

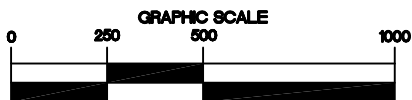
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 035-002683  
STATE OF ILLINOIS PROFESSIONAL  
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/09/2015



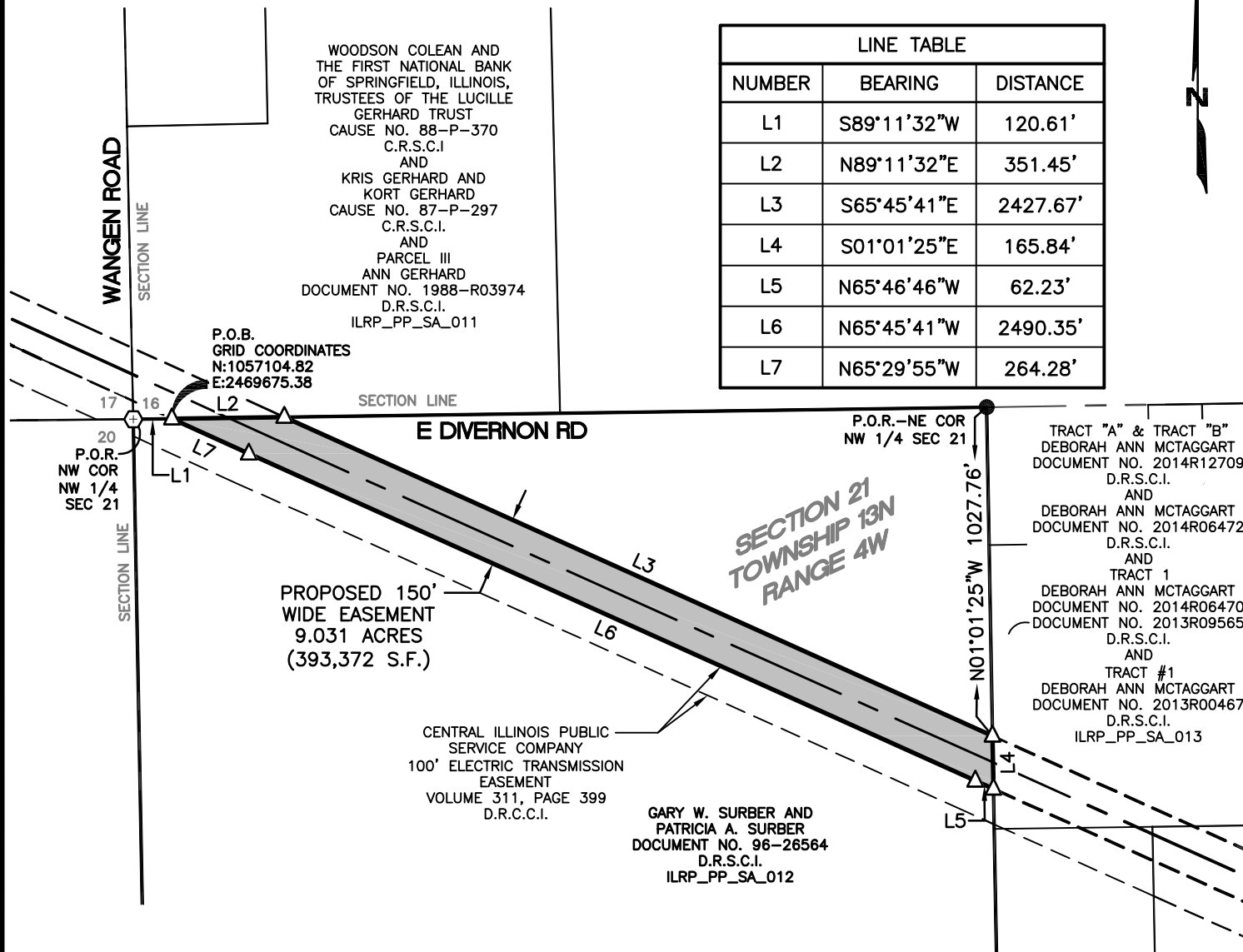


(IN FEET)  
1 INCH = 500 FT

# EXHIBIT "A"

ATXI Exhibit 2.3 Part P

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## LEGEND

C.R.S.C.I.

COURT RECORDS  
SANGAMON COUNTY, ILLINOIS

D.R.S.C.I.

DEED RECORDS  
SANGAMON COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



AXLE FOUND



1/2" IRON ROD FOUND

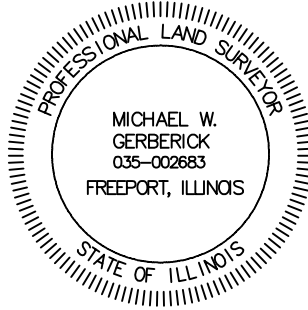


CALCULATED POINT

2 1  
11 12

TYPICAL SECTION CORNER

- SECTION LINE
- SUBJECT PROPERTY LINE
- PROPERTY LINE
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT
- EXSISTING EASEMENT



*Michael W. Gerberick*

MICHAEL W. GERBERICK  
PROFESSIONAL LAND SURVEYOR  
NO. 035-002683 - STATE OF ILLINOIS  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184.006475 - STATE OF ILLINOIS

## NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/09/2015
SCALE: 1" = 500'
TRACT ID: ILRP_PP_SA_012
DRAWN BY: TJC



**150' TRANSMISSION LINE EASEMENT**  
PAWNEE TO PANA  
SECTION 21, TOWNSHIP 13 NORTH, RANGE 4 WEST  
OF THE 3RD PRINCIPAL MERIDIAN  
SANGAMON COUNTY, ILLINOIS